

One-rdg. \_\_\_\_\_  
P. Hrg. \_\_\_\_\_  
Pgs. 9  
Filed: 01-05-16

Sponsored by: Fulnecky

First Reading: January 11, 2016

Second Reading January 25, 2016

COUNCIL BILL NO. 2016- 009

GENERAL ORDINANCE NO. 6257

### AN ORDINANCE

1 AMENDING Chapter 36 of the Springfield City Code, known as the Land  
2 Development Code, Article V, Building Code, Division 2 – Deletions,  
3 Modifications, Amendments, and Additions to the Building Code, Section  
4 36-602 by amending certain subsections and enacting new subsections  
5 related to the same subject.  
6 \_\_\_\_\_  
7

8 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD,  
9 MISSOURI, as follows, that:

10  
11 Section 1 – Chapter 36 of the Springfield City Code, known as the Land  
12 Development Code, Article V, Building Code, Division 2 – Deletions, Modifications,  
13 Amendments, and Additions to the Building Code, Section 36-602 is hereby amended  
14 as follows:  
15

16 Note: Underlined language is to be added. ~~Stricken~~ language is to be removed.

17  
18 Sec. 36-602. - Deletions, modifications, amendments, and additions to the building  
19 code.  
20

21 The 2012 International Building Code, as adopted, is hereby amended and  
22 changed as follows:  
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24 \*\*\*\*\*  
25

26 (d) Amend Section 312, Utility and miscellaneous group U, subsection 312.1,  
27 General, to add the following note:  
28

29 ~~(e)~~ Note: All fences, regardless of height, shall be constructed of new  
30 materials which are not dissimilar in nature so as to lack design continuity, and  
31 further provide that any paint applied thereon shall be uniform and consistent  
32 with that of the primary structure on the premise.  
33

(e) Amend Section 407, Group I-2, by adding a new subsection 407.2.5 Nursing home cooking facilities, as follows:

407.2.5 Nursing home cooking facilities. In Group 1-2 Condition 1, occupancies, rooms or spaces that contain a cooking facility with domestic cooking appliances shall be permitted to be open to the corridor where all of the following criteria are met:

1. The number of care recipients housed in the smoke compartment is not greater than 30.
2. The number of care recipients served by the cooking facility is not greater than 30.
3. Only one cooking facility area is permitted in a smoke compartment.
4. The types of domestic cooking appliances permitted are limited to ovens, cooktops, ranges, warmers, and microwaves.
5. The corridor is a clearly identified space delineated by construction or floor pattern, material or color.
6. The space containing the domestic cooking facility shall be arranged so as not to obstruct access to the required exit.
7. A domestic cooking hood installed and constructed in accordance with Section 505 of the *International Mechanical Code* is provided over the cooktop or range.
8. The domestic cooking hood provided over the cooktop or range shall be equipped with an automatic fire-extinguishing system of a type recognized for protection of domestic cooking equipment. Pre-engineered automatic extinguishing systems shall be tested in accordance with UL 300A and *listed* and *labeled* for the intended application. The system shall be installed in accordance with this code, its listing and the manufacturer's instructions.
9. A manual actuation device for the hood suppression system shall be installed in accordance with Sections 904.12.1 and 904.12.2.
10. An interlock device shall be provided such that upon activation of the hood suppression system, the power or fuel supply to the cooktop or range will be turned off.
11. A shut-off for the fuel and electrical power supply to the cooking equipment shall be provided in a location that is accessible only to staff.

12. A timer shall be provided that automatically deactivates the cooking appliances within a period of not more than 120 minutes.

13. A portable fire extinguisher shall be installed in accordance with Section 906 of the *International Fire Code*.

\*\*\*\*\*

(h) Amend Section 903, Automatic sprinkler systems, by adding new subsection 903.6, as follows:

*903.6 Post Indicating Valves:* Post Indicating Valves may be omitted when a fire service connection to the public water supply main is provided and controlled by the utility purveyor.

(i) Amend Section 904, Alternative Automatic Fire-Extinguishing Systems, by adding a new subsection 904.12 Domestic cooking systems in Group I-2 Condition 1, as follows:

*904.12 Domestic cooking systems in Group I-2.* In Group I-2 occupancies, in which all persons receiving custodial care who, without any assistance, are capable of responding to an emergency situation to complete building evacuation, occupancies, rooms or spaces where cooking facilities are installed in accordance with Section 407.2.5 of this code, the domestic cooking hood provided over the cooktop or range shall be equipped with an automatic fire-extinguishing system of a type recognized for protection of domestic cooking equipment. Preengineered automatic extinguishing systems shall be tested in accordance with ULK 300A and listed and labeled for the intended application. The system shall be installed in accordance with this code, its listing and the manufacturer's instructions.

*904.12.1 Manual system operation and interconnection.* Manual actuation and system interconnection for the hood suppression system shall be installed in accordance with Sections 904.11.1 and 904.11.2, respectively.

*904.12.2 Portable fire extinguishers for domestic cooking equipment in Group I-2 Condition 1.* A portable fire extinguisher complying with Section 906 shall be installed within a 30-foot (9144 MM) distance of travel from domestic cooking appliances.

(ij) Amend Section 912, Fire department connections, subsection 912.3.1, Locking fire department connection caps, as follows:

*912.3.1 Locking fire department connection caps.* All fire department connections shall be provided with KNOX FDC Caps.

(j)(k) Amend Section 1004, Occupant load, subsection 1004.3, Posting of occupant load, as follows:

*1004.3 Posting of occupant load.* Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. At the main entrance to the building, the occupant load for the entire assembly use group shall be posted in a conspicuous place. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

(k)(l) Amend Section 1008, Doors, gates and turnstiles, subsection 1008.1.9.2, Hardware height, as follows;

*1008.1.9.2 Hardware height.* Door handles, pulls, latches, locks and other operating devices shall be installed 34 inches (864 mm) minimum and 48 inches (1219 mm) maximum above the finished floor.

*Exception:* Access doors or gates in barrier walls and fences protecting pools, spas and hot tubs shall be permitted to have operable parts of the release latch on self-latching devices at 54 inches (1370 mm) maximum above the finished floor or ground, provided the self-latching devices are not also self-locking devices operated by means of a key, electronic opener or integral combination lock.

(m) Amend Section 1016, Exit Access Travel Distance by, adding a new subsection 1016.2.2 Group F-1 and S-1 increase, as follows:

*1016.2.2 Group F-1 and S-1 increase.* The maximum exit access travel distance shall be 400 feet (122 m) in Group F-1 or S-1 occupancies where all of the following conditions are met.

1. The portion of the building classified as Group F-1 or S-1 is limited to one story in height.

2. The minimum height from the finished floor to the bottom of the ceiling or roof slab or deck is 24 feet (7315 mm).

3. The building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

(n) Amend Section 1301, General, subsection 1301.1.1, Criteria, as follows:

*1301.1.1 Criteria.* Buildings shall be designed and constructed in accordance with the International Energy Conservation Code, or accepted engineering practices.

(~~m~~o) Amend Section 1603, Construction documents, subsection 1603.1.5, Earthquake design data, item No. 8, as follows:

8. Design base shear(s) for new structures and structure additions. (Note: All other items listed shall remain as written.)

(~~p~~r) Amend Section 1608, snow loads, subsection 1608.1, General, as follows:

*1608.1 General.* Design snow loads shall be determined in accordance with Chapter 7 of ASCE 7, but the design roof load shall not be less than that determined by Section 1607. The  $I_s$ , snow importance factor as shown in Table 1.5-2 of ASCE 7 shall not be less than a factor of one.

(~~e~~g) Repeal Section 1608 Snow loads, subsection 1608.2, ground snow loads, in its entirety, and provide a new subsection 1608.2, as follows:

*1608.2 Ground Snow Load.* The ground snow load for the City of Springfield shall be a minimum of 20 pounds per square foot.

(~~p~~r) Amend Section 1612, Flood loads, subsection 1612.1, General, by adding the following exception:

*Exception:* In the case of a conflict between Section 1612 and General Ordinance No. 5907, dated November 1, 2010, General Ordinance No. 5907 shall govern.

(~~e~~s) Amend Section 1809, Shallow foundations, subsection 1809.5, Frost protection, as follows:

*1809.5 Frost Protection.* Except where otherwise protected from frost, foundation walls, piers, and other permanent supports or buildings and structures shall be protected from frost by one of the following methods:

1. Extending below the frost line of the locality, which is established at 24 inches for the City of Springfield;
2. Constructing in accordance with ASCE-32; or
3. Erecting on solid rock.

*Exceptions:* Free-standing buildings meeting all of the following conditions shall not be required to be protected:

1. Classified in Occupancy Category I (see Table 1604.5);

2. Area of 600 square feet (56 sq. meters) or less for light-frame construction or 400 square feet (37 sq meters) or less for other than light-frame construction; and

3. Eave height of 10 feet (3,048 mm) or less.

Shallow foundations shall not bear on frozen soil unless such frozen condition is of a permanent character.

(~~ft~~) Amend Section 3103, Temporary Structures, subsection 3103.1.1, Permit required, as follows:

*3103.1.1 Permit required.* Temporary structures that cover an area in excess of 100 square feet (9.3 square meters), including connecting areas or spaces with a common means of egress or entrance which are used or intended to be used for the gathering together of 10 or more persons, shall not be erected, operated or maintained for any purpose without obtaining a permit from the fire official.

(~~su~~) Amend Section 3107, Signs, subsection 3107.1, General, as follows:

*3107.1 General.* Signs shall be designed, constructed and maintained in accordance with all applicable sections of this Article and the Land Development Code of the City of Springfield. In the event of a conflict, the more strict provision shall apply.

(~~tv~~) Amend the title of Section 3108, as follows:

*Section 3108 Radio, Television and Communication Towers*

(~~uw~~) Amend Section 3108, Radio, Television and Communication Towers, subsection 3108.2, Location and access, as follows:

*3108.2 Location and access.* Towers shall be located and equipped with step bolts and ladders so as to provide ready access for inspection purposes. All permanently attached devices used for the purpose of climbing the tower shall be located a minimum of 16 feet above finish grade as measured at the center of the tower footprint. Guy wires or other accessories shall not cross or encroach upon any street or other public space, or over above-ground electric utility lines, or encroach upon any privately owned property without written consent of the owner of the encroached-upon property, space or above-ground electric utility lines.

(~~vx~~) Amend Section 3108, Radio, Television and Communication Towers, by adding a new subsection 3108.3, as follows:

263 3108.3 *Fencing and Security*. A security fence shall be constructed around or  
264 upon the parcels containing towers, antenna support structures or  
265 communications facilities and shall be constructed in such a manner as to be  
266 secure against trespass or unauthorized use of the property, tower, or  
267 communications facility. The fence shall be designed to discourage access by  
268 unauthorized personnel; said fence being a minimum height of six feet and  
269 containing a minimum of three rows of barbed wire along the top of the fence.

270  
271 (~~wy~~) Amend Section 3109, Swimming pool enclosures and safety devices,  
272 subsection 3109.4.1.8, Dwelling wall as a barrier, as follows:

273  
274 3109.4.1.8 *Building wall as a barrier*. Where a wall of a building serves as part of  
275 the barrier, one of the following shall apply:

276  
277 (Editor's Note: Enumerated items 1 thru 3 of Section 3109.4.1.8 shall remain  
278 without modification.)

279  
280 (~~xz~~) Amend Section 3201, General, 3201.1, Scope, as follows:

281  
282 3201.1 *Scope*. The provisions of this chapter, and Chapter 98 and the Land  
283 Development Code of the Springfield City Code and other provisions of this  
284 Article shall govern the encroachment of structures into the public right-of-way. In  
285 case of a conflict, the more strict provision shall apply.

286  
287 (~~yaa~~) Amend Section 3412, Compliance alternatives, subsection 3412.2,  
288 Applicability, by inserting the following date into the appropriate location:

289  
290 "May 7, 1956"

291  
292 (~~zbb~~) Amend all chapters to repeal and delete any and all references to the  
293 International Zoning Code and refer all such references to the appropriate  
294 section of Chapter 36, Article III of the Springfield City Code, known as the  
295 Land Development Code, Zoning Ordinance.

296  
297 (~~aacc~~) Amend all chapters to repeal and delete any and all references to the  
298 International Property Maintenance Code.

299  
300 The following referenced standard shall be considered a part of the Building  
301 Code Referenced Standards:

302  
303 NFPA 520 Standard on Subterranean Spaces, latest edition

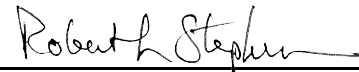
304  
305 Section 2 – Savings Clause. Nothing in this ordinance shall be construed to  
306 affect any suit or proceeding now pending in any court or any rights acquired or liability  
307 incurred nor any cause or causes of action accrued or existing, under any act or

ordinance repealed hereby, or shall any right or remedy of any character be lost, impaired, or affected by this ordinance.

Section 3 – Severability Clause. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Council hereby declares that it would have adopted the ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 4 – This ordinance shall be in full force and effect from and after February 1, 2016.

Passed at meeting: January 25, 2016

  
\_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_, Assistant City Clerk

Filed as Ordinance: January 25, 2016

Approved as to form: \_\_\_\_\_, Assistant City Attorney

Approved for Council Action: \_\_\_\_\_, City Manager



**EXPLANATION TO COUNCIL BILL NO. 2016-009**

FILED: 01-05-16

ORIGINATING DEPARTMENT: BUILDING DEVELOPMENT SERVICES

PURPOSE: To amend Chapter 36 of the Springfield City Code, known as the Land Development Code, Article V, Building Code, by amending certain sections and enacting new subsections related to the same subject.

BACKGROUND AND REMARKS: With the adoption of the 2012 International Building Code, staff and the development community determined that it would be in the best interest of the community to change from a 3 year cycle on new code adoption to a 6 year cycle. The international codes are revised and published every 3 years. It was also agreed that the "off year publication" (2015 edition) would be reviewed for possible amendments to the 2012 edition currently adopted by the City of Springfield. The proposed amendments are based on a review of the 2015 edition. The proposed amendments provide improved language and design provisions that will benefit citizens and the development community.

As a part of the code review Council Bill number 2014-223, resolution number 10172 dealing with window fall protection was reviewed in depth by staff and various parties from the community. It was recognized that the codes adopted since 2006 address this issue. It was determined that a better approach will be an education program supported by all parties having involvement with residential development.

The proposed amendments were placed on the City website for review by the members of the Home Builders Association, Springfield Contractors Association, Missouri Society of Professional Engineers, the local chapter of the American Institute of Architects, and the Development Issues Input Group. The City has received no objections to the proposed amendments.

Submitted by:

  
\_\_\_\_\_  
Building Development Services

Approved by:

  
\_\_\_\_\_  
City Manager